

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Friday, June 13, 2014
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Melanie Parma, Matt Schueller, Tom Weber

MEMBERS EXCUSED: Joe Moore

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes

OTHERS PRESENT: Kim Flom, Cheryl Renier-Wigg, Krista Baeten, Billie Jo Horsens, Kevin King, Tony Wachewicz, Dan Ditscheit, and media

APPROVAL OF AGENDA:

Approval of the agenda for the June 13, 2014, meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by G. Delveaux to approve the agenda for the June 13, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the May 13, 2014, regular meeting and May 22, 2014, special meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by M. Parma to approve the minutes from the May 13, 2014, regular meeting and May 22, 2014, special meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

None.

OLD BUSINESS:

1. Disposition Plan Update.

B. Horsens provided a brief overview and discussion occurred regarding the updated Property Disposition Plan that was included in the agenda packet. The updated plan incorporates changes that have occurred since the plan was created in 2011.

C. Renier-Wigg stated that the plan will be updated as changes occur and an updated plan will be provided in one year.

NEW BUSINESS:

2. Review and approval of low qualified bidder for Consulting Engineer for Community Development Block Grant projects.

K. King stated that he spoke with the Department of Public Works (DPW) and was given authorization to hire a consulting engineering for design and spec work for CDBG projects because they are short handed. The two low bidders were consulted about their timelines and cost. They were able to bump up their timeline. The low bidder is Cedar Corporation.

C. Renier-Wigg further explained that the funds allocated for block grant projects need to be spent. The City Engineering Department doesn't have the staff available to engineer the

projects, so outside services are being hired to prepare the specifications. DPW will then bid out the projects. An overview of the projects and timeline was provided.

A motion was made by J. Blumreich and seconded by M. Schueller to award the consulting engineer services for CDBG projects to low bidder, Cedar Corporation. Motion carried.

3. Request from Ald. Steuer to research a location for a resource center for the Hope Task Force.

A motion was made by T. Weber and seconded by G. Delveaux to receive and place on file. Motion carried.

4. Request to purchase 1209 S. Maple Avenue using Neighborhood Enhancement Funds contingent on a development agreement with adjacent property owner.

C. Renier-Wigg distributed a ranking of the property and a draft term sheet. Ald. Zima and the business owner of the adjacent property approached staff with a potential project. The property is within the special zoning district that is a combination of Industrial and Residential uses in the South Broadway/Tank Neighborhood. An overview of the area was provided, indicating that 1209 S. Maple is a residential property in the midst of business properties. The owner is willing to sell for \$22,000. The proposal involves purchasing the property with Neighborhood Enhancement Funds for \$22,000 and demolishing the house for approximately \$5,000, for an investment of \$27,000. The adjacent owner would purchase the land for the assessed value of \$11,000, attach the parcel to the business, and make parking lot improvements at an estimated engineering cost of approximately \$41,000.

T. Weber suggested the possibility of deeding the property to the adjacent owner prior to doing the demolition and reducing the City investment by \$5,000, but would not require it as a contingency on the deal. C. Renier-Wigg indicated she could approach the adjacent property owner about it. It was noted that the house is vacant so there is no relocation involved.

G. Delveaux questioned if the taxi business that owns the adjacent property is doing well and it was noted that they have been in business a very long time.

A motion was made by T. Weber and seconded by M. Parma to approve the purchase of 1209 S. Maple Avenue using Neighborhood Enhancement Funds as presented and subject to the adjacent property owner/buyer being approached to cover the demolition rather than the City and to authorize staff to draft and execute a development agreement with the terms as outlined. Motion carried.

5. Request to purchase 829 Cherry Street for \$45,000 using Community Development Block Grant funds.

C. Renier-Wigg indicated that the RDA owns 827 Cherry, which is zoned Office Residential and is a buildable parcel. The goal has been to obtain the entire corner for redevelopment. There are developers looking for sites in this area, which is close to downtown and Whitney Park. The owner of 829 Cherry is willing to sell the property for \$45,000, which is lower than assessed value. The property is currently vacant. If purchased, the RDA would clear the site and land bank to combine with 827 Cherry for future housing development. The current zoning would allow for multi-family housing development.

A motion was made by G. Delveaux and seconded by J. Blumreich to proceed with the purchase of 829 Cherry Street for \$45,000 using Community Development Block Grant funds. Motion carried.

BILLS:

6. Request for approval of final payment to Miron Construction, Inc. in the amount of \$11,676.36 for contract "KI Convention Center Expansion Demolition and Utilities Package 2013."

A motion was made by T. Weber and seconded by M. Schueller to approve final payment to Miron Construction, Inc. in the amount of \$11,676.36. Motion carried.

7. Request for approval of final payment to Miron Construction, Inc. in the amount of \$78,404.98 for contract "KI Convention Center Expansion – Foundation Package - 2013."

A motion was made by J. Blumreich and seconded by G. Delveaux to approve final payment to Miron Construction, Inc. in the amount of \$78,404.98. Motion carried.

8. Acceptance of financial report and check register as provided.

A motion was made by T. Weber and seconded by M. Schueller to approve the financial report and check register as provided. Motion carried.

INFORMATIONAL:

9. Director's Report and Project Updates.
 - Northland Hotel Schematic Design Set

K. Flom provided an update on the Northland Hotel project and shared the schematic designs and images. The interior has components that will be unique to Green Bay. Rooms will be reflective of the history but still have a modern flare to them. Discussion followed regarding the new market tax credit process.

T. Wachewicz provided an update on the Clarion Hotel. Discussions continue with AHM addressing issues required for closing. The goal is to close by the end of July. Regarding the Coaches Corner property, the goal is for demolition by July 4. Regarding the Watermark, discussions continue with the bank and Vetter Denk on a variety of proposed scenarios. There are a variety of developers expressing interest in the property.

Chair ruled for adjournment at 2:10 p.m.